

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: PROJECT # A1133-00
DEMOLITION AND SITE RESTORATION
FORMER MARLBORO PSYCHIATRIC HOSPITAL
MONMOUTH COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF A PROFESSIONAL SERVICES/CONSULTING FIRM TO PREPARE THE DESIGN DOCUMENTS FOR THE DEMOLITION OF ALL THE BUILDINGS, STRUCTURES AND ROADS OF THE FORMER MARLBORO PSYCHIATRIC HOSPITAL. THE SITE HAS A TOTAL OF 66 BUILDINGS AND 25 MISCELLANEOUS STRUCTURES ON 1.14 MILLION GROSS SQUARE FOOT OF PROPERTY. THE WORK INCLUDES DECOMMISSIONING AND DEMOLISHING THE EXISTING SEWAGE TREATMENT PLANT. MARLBORO PSYCHIATRIC HOSPITAL WAS OPENED IN 1931 AND CLOSED 1998 AS THE STATE OF NEW JERSEY MOVED TOWARD COMMUNITY-BASED CARE FOR PATIENTS. THE BUILDINGS HAVE BEEN VACANT SINCE CLOSING THE FACILITY.

THE SITE WILL BE REMEDIATED AND RESTORED AS OPEN SPACE FOR PASSIVE RECREATION USE. TO THE MAXIMUM EXTENT POSSIBLE, EXISTING BUILDING AND PAVEMENT MATERIALS SHOULD BE RECYCLED AND/OR REUSED AS FILL MATERIAL FOR THE DEMOLISHED BUILDINGS AND STRUCTURES.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN CIVIL ENGINEERING (DISCIPLINE CODE P005) WITH AN UNLIMITED RATING AND HAVE IN-HOUSE CAPACITIES OR SUB-CONSULTANTS PRE-QUALIFIED WITH THE DPMC IN THE FOLLOWING DISCIPLINES:

- P011 ENVIRONMENTAL ENGINEERING (THE FIRM MUST HAVE A DEP LICENSED SITE REMEDIATION PROFESSIONAL (LSRP) ON STAFF)
- P025 ESTIMATING/COST ANALYSIS
- P037 ASBESTOS DESIGN
- P065 LEAD PAINT EVALUATION

THE CONSULTANT SHALL ALSO HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PRE-QUALIFIED WITH THE DPMC IN ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THIS PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND EIGHT (8) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., DECEMBER 20, 2011 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M. DECEMBER 20, 2011 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN CIVIL ENGINEERING WITH AN UNLIMITED RATING MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN CIVIL ENGINEERING WITH AT LEAST ONE FIRM HAVING AN UNLIMITED RATING.

PLEASE NOTE THERE IS A MAXIMUM 50-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 50-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY DECEMBER 20, 2011. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH/MANAGEMENT PLAN FOR PROJECT, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
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DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
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